

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: March 3, 2009
TO: Mayor McGilton and City Council
FROM: Scott Greenberg, AICP, Community Development Director
SUBJECT: Annual Permit Activity Report For 2008

1. CONSTRUCTION-RELATED PERMITS ISSUED—QUARTERLY:

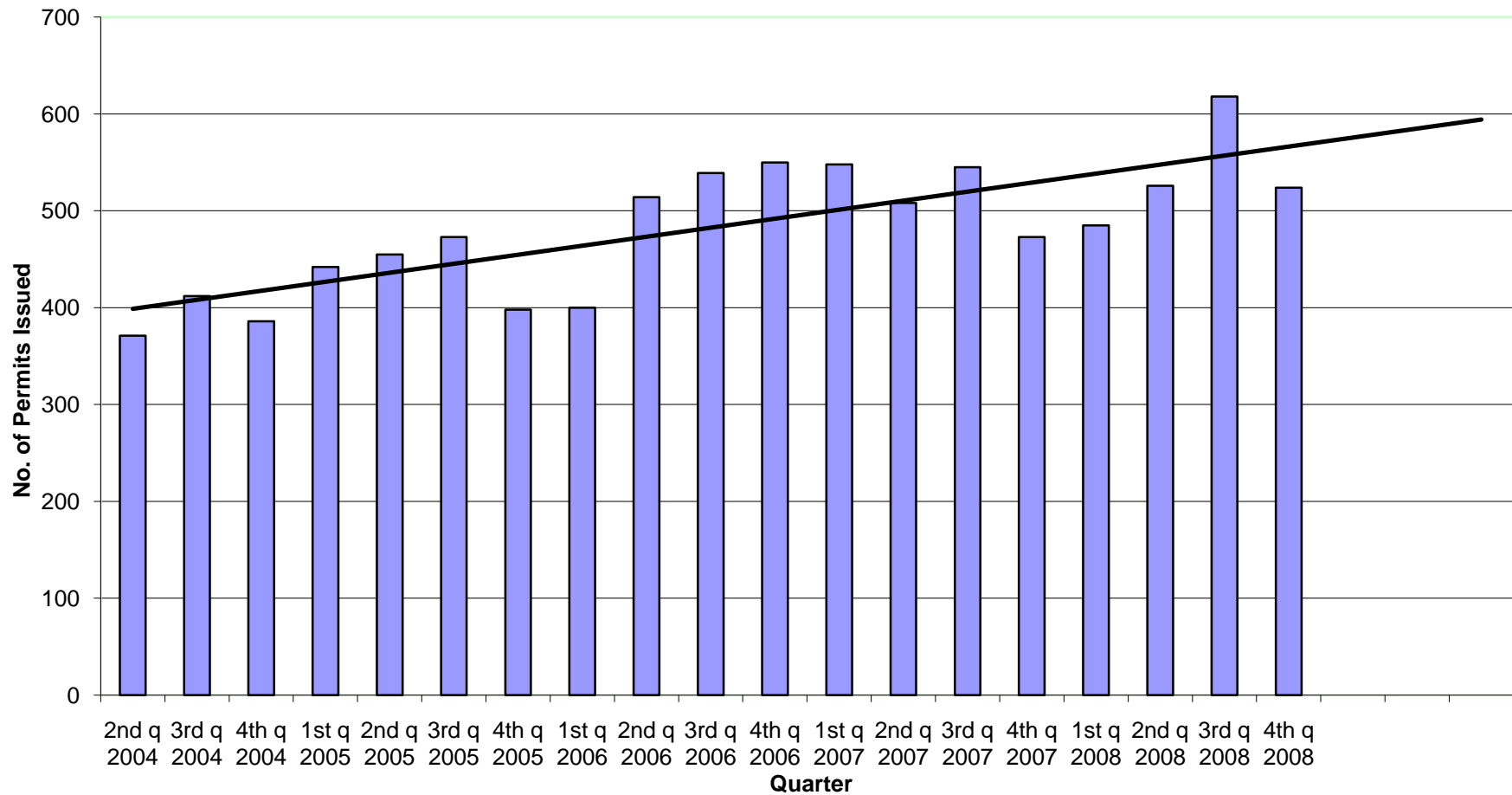
The chart below shows the number of different construction-related permits issued over the past two years, along with the revenues generated by those permits. Despite the economic downturn, permitting activity continues to be healthy. The first half of 2008 set several records for permitting including highest construction valuation (\$66.6 million) and most number of building permits issued (279). The construction valuation for the 2nd quarter was also a record (\$54.8 million) and was higher than the construction valuation for all of 2005. The third quarter saw a record for number of permits issued (618) and the third highest valuation (over \$25 million). The valuation figures were driven by new construction at Highline Hospital and Town Square. The number of permits was driven by residential remodels and commercial tenant improvements. Collected permit revenues in 2008 (\$1.1 million) have exceeded budget projections and have set a record. **Overall, 2008 was a record year for number of permits issued, permit revenues and permit valuation.**

ISSUED PERMITS	2nd q 2006	3rd q 2006	4th q 2006	1 st q 2007	2nd q 2007	3rd q 2007	4th q 2007	1st q 2008	2nd q 2008	3rd q 2008	4 th q 2008
Building	117	128	98	62	100	92	81	123	156	139	100
Demolition	2	3	2	12	8	15	5	10	13	14	15
Electrical	162	150	178	242	191	187	165	156	168	212	155
Fire Protection	13	16	20	25	8	24	19	14	20	19	22
Mechanical	61	73	66	61	61	65	66	49	47	69	89
Plumbing	30	33	42	21	26	28	42	39	28	44	49
Right-of-Way	90	95	113	107	85	108	72	74	72	96	64
Sign	39	41	31	18	29	26	23	20	22	25	30
TOTALS	514	539	550	548	508	545	473	485	526	618	524
Revenues	\$247,229	\$305,063	\$304,006	\$295,110	\$229,807	\$177,751	\$213,513	\$243,162	\$443,654	\$243,390	\$192,716
Valuation (\$millions)	\$25.1	\$21.8	\$12.4	\$37.0	\$16.7	\$25.2	\$18.7	\$11.8	\$54.8	\$25.2	\$15.8

CONSTRUCTION-RELATED PERMITS ISSUED--ANNUAL SUMMARY:

	2005	2006	2007	2008
Permits Issued	1768	2003	2074	2153
Total Revenues	\$683,345	\$1,005,796	\$916,181	\$1,122,922
Total Valuation	\$39,484,000	\$65,308,000	\$97,574,866	\$107,568,900

Quarterly Permit Issuance



2. CONSTRUCTION-RELATED PERMITS—PROGRESS IN MEETING TARGET APPROVAL DATES

We are no longer reporting this information due to the time-intensive manual calculations needed for accurate data. Over the past 2 years, we have been meeting target approval dates for between 95% and 99% of all permits issued. We will continue to look for ways to be even more efficient.

3. E-PERMITS

In the 4th quarter of 2006, the City began accepting and issuing simple electrical, mechanical, plumbing and re-roof permit applications online through <http://www.mybuildingpermit.com>. Online submittal and issuance of permits is an expanding technology that directly benefits our customers.

The percentages shown are percent of the total number of eligible permits of that type that were issued. Not all permits or permit types are currently eligible for online permitting (such as building permits, sign permits and other permits that require plan review). While our number of online permits currently represents a small portion of the total permits we issue, we are working on trying to increase the number of permits filed and issued online. The average for all MBP cities is 47%, so we have room for improvement.

E-PERMITS ISSUED	1 st q 2007	2 nd q 2007	3rd q 2007	4th q 2007	2007 Totals	1st q 2008	2nd q 2008	3rd q 2008	4th q 2008	2008 Totals
Building (Re-roof)	0	0	1	1	2	2 (7%)	0	1 (25%)	0 (0%)	3/43 (7%)
Mechanical	23 (38%)	21 (34%)	28 (32%)	32 (48%)	104 (46%)	15 (58%)	8 (31%)	18 (31%)	27 (39%)	68/160 (43%)
Plumbing	6 (30%)	7 (27%)	7 (25%)	11 (26%)	31 (32%)	15 (58%)	10 (34%)	4 (11%)	8 (24%)	37/108 (34%)
Electrical	10 (4%)	27 (14%)	33 (17%)	26 (16%)	96 (13%)	35 (32%)	32 (23%)	15 (8%)	11 (10%)	93/520 (18%)
TOTALS	39(10%)	55 (13%)	69 (25%)	70 (26%)	233 (22%)	67 (35%)	50 (24%)	38 (13%)	46 (21%)	201/831 (24%)

4. MAJOR CONSTRUCTION PERMITS ISSUED IN 4TH QUARTER (over \$400,000 valuation; excluding single-family):

Permit No.	Address	Project or Applicant	Project Description	Valuation	Issued
BLD-08-1623	1115 SW 134 th St.	Burien Heights Apts.	2-story 15 unit building	\$1,500,000	11/26/08
BLD-08-1904	423 SW 155 th St.	Terra Apts.	Repair of fire damage	\$553,588	12/8/08
BLD-08-0860 through 0871	238 S. 162 nd St.	Miller Creek Junction	11 new mixed-use buildings	\$7,297,208	12/12/08

5. CONSTRUCTION INSPECTIONS:

Burien has three full-time inspectors. These inspectors perform a variety of building, electrical, plumbing and mechanical inspections in addition to performing plan reviews and assisting with public information. Inspection requests can be called into a voice mail system (206-248-5525), or submitted online through the City's website or www.mybuildingpermit.com.

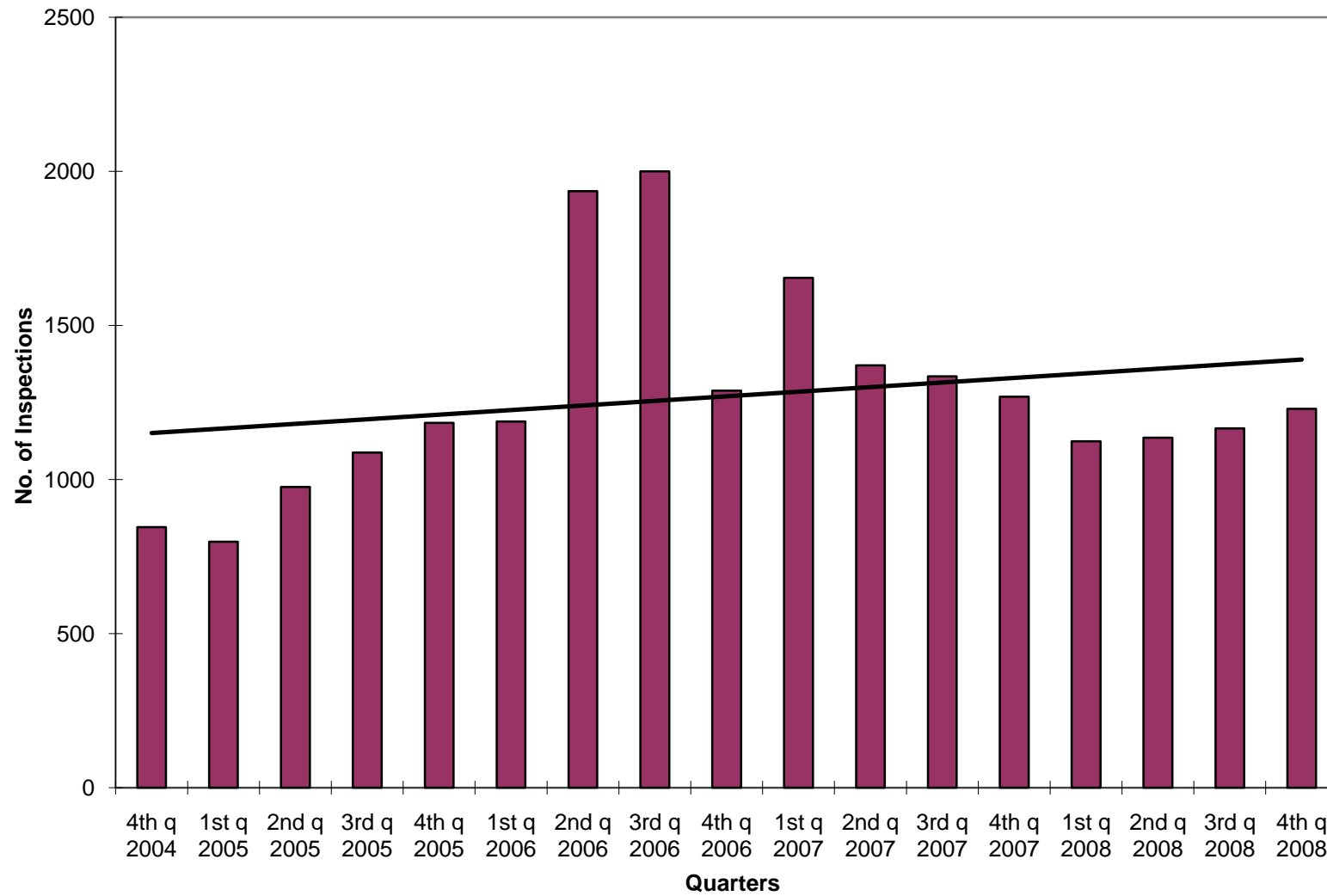
INSPECTIONS	2005 Totals	2006 Totals	1 st q 2007	2 nd q 2007	3 rd q 2007	4 th q 2007	2007 Totals	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Totals
No. of Inspections	4046	6414	1655	1371	1335	1269	5630	1124	1136	1166	1230	4656
No. of work days	251	249	62	64	63	62	251	62	64	64	61	251
Average No. of inspections per day per inspector	8.1	8.6	8.9	7.1	7.1	6.8	7.5	6.0	5.9	6.1	6.7	6.2
No. of inspectors	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

6. NORMANDY PARK PLAN REVIEWS AND INSPECTIONS:

In January, 2006, Burien began providing plan review and inspection services to the City of Normandy Park. These services are provided by Burien's Building Official and our three inspectors. Third quarter activities for Normandy Park set records for number of plan reviews and inspections. The following chart shows the number of plan reviews and inspections performed by Burien staff on behalf of Normandy Park:

INSPECTIONS	2006 Totals	1 st q 2007	2 nd q 2007	3 rd q 2007	4 th q 2007	2007 Totals	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Totals
No. of Plan Reviews + Other	48	17	21	16	23	77	15	19	50	41	125
No. of inspections	672	221	272	402	347	1242	392	333	424	324	1473
No. of work days in quarter	249	62	64	63	62	251	62	64	64	61	251
Average No. of inspections per day	2.7	3.6	4.3	6.4	5.6	4.9	6.3	5.2	6.6	5.3	5.9

Inspections Per Quarter



7. LAND USE PRE-APPLICATION MEETINGS:

Pre-application meetings are required for most planning and land use-related actions. Meetings are held every other Thursday for up to 4 pre-application reviews. Staff from planning, building, public works, fire, and police attends as needed to discuss fatal flaws and to identify various requirements for a proposed development. A written report is provided to the applicant, as well as meeting minutes. Although this service requires a substantial amount of staff time, it has proven to be valuable to both the applicant and the city and helps to expedite the formal review later in the process. The number of pre-app meetings has been declining over the past 3 years. This seems to indicate that people are not starting as many projects as before, probably due to economic pressures and the relative scarcity of easily developable land. The following chart shows the number of pre-application reviews by project type.

Pre-Application Project Type	2005 Totals	2006 Totals	1st q 2007	2nd q 2007	3rd q 2007	4th q 2007	2007 Totals	1st q 2008	2nd q 2008	3rd q 2008	4th q 2008	2008 Totals
Short Plat (4 or fewer lots)	28	18	6	3	2	3	14	4	1	2	2	9
Subdivision (5 or more lots)	3	7	0	3	1	1	5	1	2	1		4
Multi-Family	4	4	1	0	0	0	1		2	2		4
Critical Area Review—Single-Family	19	11	2	4	4	7	17	1	3		1	5
Critical Area Review—Other	2	3	1	0	0	0	1		1	1		2
Commercial/Mixed Use—New	14	7	2	4	0	2	8	3	1	1	1	6
Commercial/Mixed Use—Addition, Renovation	3	4	3	0	3	1	7		1	1	1	3
Change of Use	3	1	1	0	0	0	1	1				1
Other	7	10	1	1	0	0	2	2	2		1	5
TOTALS	83	65	17	15	10	14	56	12	13	8	6	39

8. LAND USE APPLICATIONS:

We received the following types of planning and land use applications, categorized as shown below.

Project Type	2005 TOTALS	2006 TOTALS	2007 TOTALS	1 st Q 2008	2 nd Q 2008	3 rd Q 2008	4th Q 2008	2008 TOTALS
Accessory Dwelling Unit	11	3	11	5	1		3	9
Critical Area Review—Admin.	1	5	7	1	1			2
Critical Area Review—Type 1	7	3	2		1			1
Lot Line Adjustment	7	2	15	1	1	2	2	6
Land Use Review—Type 1	9	15	9	1	1	2	1	5
Land Use Review—Type 2	3	0	1		1			1
Land Use Review—Type 3	2	3	0				1	1
Master Sign Plan	1	1	1	1		1		2
Multi-Family Tax Exemption	0	0	1					0
Rezone	0	1	0					0
Shoreline Exemption	2	4	7	1		1	2	4
Short Plat--Preliminary	18	11	11	2	1	2		5
Short Plat--Final	8	9	15	1	2	2	2	7
Subdivision--Preliminary	3	3	4			2	1	3
Subdivision--Final	1	3	0				1	1
Tree Removal Permit	15	16	17	2	4	2	1	9
Temporary Use Permit	13	9	7		2	1		3
TOTALS	101	88	108	15	15	15	14	59

9. LAND USE DECISIONS:

We issued 2 planning/land-use related decisions in the 4th quarter of 2008. The following lists the planning and land use-related decisions that have target issuance dates.

APPLICANT	PERMIT NUMBER	REVIEW PROCESS	REVIEW TARGET (days)	CITY REVIEW TIME (days)	MET TARGET?
Scharf Critical Area Review	PLA-08-1174	Type I Land Use Review	120	59	Yes
Highline Marine Tech Lab	PLA-08-2229	Shoreline Exemption	30	11	Yes
AVERAGE				26	
MEDIAN				35	

Type I Review: Administrative (Director) decision

Type II Review: Hearing Examiner hearing and decision

Type III Review: Hearing Examiner recommendation and City Council decision

LAND USE DECISIONS--ANNUAL SUMMARY:

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Number of Decisions Issued	16	14	34	20	28	43	34	30	16
Percent Issued By Target Date	69%	50%	65%	68%	79%	74%	79%	67%	69%